133.0	0006	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,500 / 823,500
					USE VALUE:	823,500 / 823,500
					ASSESSED:	823,500 / 823,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COVERT DAVID H--ETAL
Owner 2:	GUBERNICK RHODA
Owner 3:	
Street 1:	115 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,436 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7436.000	244,700		578,800	823,500
Total Card	0.171	244,700		578,800	823,500
Total Parcel	0.171	244,700		578,800	823,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 645.38 | /Parcel: 645.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85552

GIS Ref

GIS Ref

Insp Date 12/01/17

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,700	0	7,436.	578,800	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	207,400	0	7,436.	610,900	818,300	818,300	Year End Roll	1/3/2019
2018	101	FV	207,100	0	7,436.	450,200	657,300	657,300	Year End Roll	12/20/2017
2017	101	FV	207,100	0	7,436.	430,900	638,000	638,000	Year End Roll	1/3/2017
2016	101	FV	207,100	0	7,436.	398,700	605,800	605,800	Year End	1/4/2016
2015	101	FV	202,100	0	7,436.	334,400	536,500	536,500	Year End Roll	12/11/2014
2014	101	FV	202,100	0	7,436.	326,700	528,800	528,800	Year End Roll	12/16/2013
2013	101	FV	202,100	0	7,436.	311,300	513,400	513,400		12/13/2012

!10374!

PRINT

Date	Time
12/11/20	00:41:07

LAST REV

Date	Time
01/17/18	08:50:49
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19907-451		6/1/1989		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	85552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/31/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7436		Sq. Ft.	Site		0	90.	0.86	10									578,772						578,800	

Total AC/HA: 0.17071 | Total SF/SM: 7436 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 578,772 | Spl Credit | Total: 578,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332434
Depreciation:	87763
Depreciated Total:	244671

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

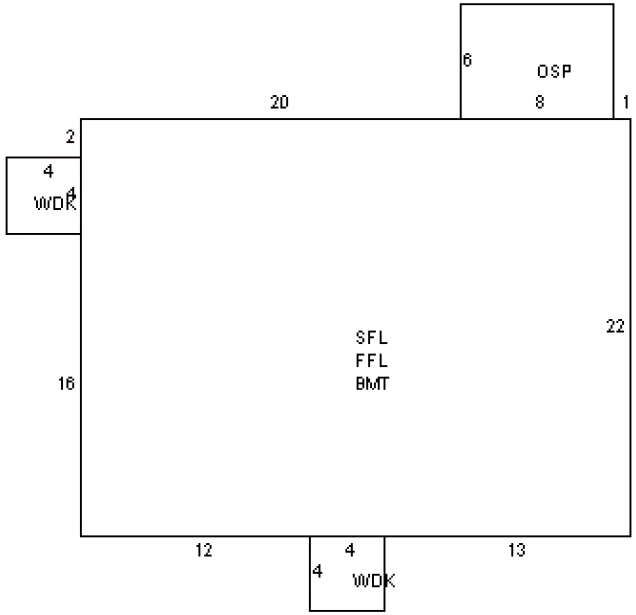
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	122.72
Final Total:	244700	Val/Su SzAd	191.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	638	50.620	32,296
FFL	First Floor	638	168.730	107,652
SFL	Second Floor	638	168.730	107,652
OSP	Screen Porch	48	48.400	2,323
WDK	Deck	32	16.000	512

Net Sketched Area:	1,994	Total:	250,435
Size Ad	1276	Gross Are	1994	FinArea	1276
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	